

ROCKWALL TEXAS

R. BALLARD SURVEY

ABSTRACT NO. 29

ROCKWALL COUNTY TEXAS

DELMER EARLS

MAGGIE LEE EARLS

ROCKWALL TEXAS

301 W. WASHINGTON STREET

75087

LAND SURVEYORS

PO. BOX 65 ROCKWALL TEXAS SCALE | "= 100" SEPTEMBER 27 1982 OWNERS CERTIFICATE

WHEREAS; Delmer Earls and Maggie Lee Earls are the owners of a tract of land in the County of Rockwall, State of Iract being described as follows;

Being a tract of land situated in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, exas and also being Tract I as recorded in Volume 130, Page 14, Deed Records of Rockwall County, Texas, and eing more particularly described as follows;

Beginning; at the point of intersection of the South line of Hartman Street, with the East line of Renfro treet, a lrow stake for corner.

Street, a iron stake for corner;
Thence, S. 10° 30' W., along the East line of Renfro Street, a distance of 462.58 feet to an iron stake for corner;

Thence, N. 79° 30' W., leaving the said East line of Renfro Street, a distance of 281.23 feet to a iron stake

Thence, N. 25° 01' 27" E., a distance of 211.64 feet to a iron stake for corner; Thence, N. 38° 01' 27" E., a distance of 97.96 feet to a iron stake for corner;

Thence, N. 22° 58' 16" E., a distance of 202.64 feet to a point on the South line of Hartman Street, a iron

Thence, S. 68° 30' 29" E., along the said South line of Hartman Street, a distance of 141.72 feet to the PLACE OF BEGINNING, and containing 2.295 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Delmer Earls and Maggie Lee Earls, being owners does hereby adopt this plat designating the herein above described property as Richard Harris Subdivision No. 2, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and does hereby reserve the right-of way and easement strips shown on this plat for the purposes stated and for the mutal use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of the right-of-way and easement strips, and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easements strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishments of grades of streets in this addition.

WITNESS my hand at Rockwall, Texas this 6	day of October	A.D. 1982.
BY (1) ane Early	BY Maggintee Earls	<u>/</u>
Delmer Earls Owner	Maggie Lee Earls	Owner
	34	16
STATE OF TEXAS COUNTY OF ROCKWALL	e e e	В
	for the State of Texas, on this da	ay personally appeared
Delmer Rarls and Maggie Ree Earls, known to me to be	the persons whose names are subsci	ribed to the foregoing
and acknowledged to me that they executed the same f	or the purpose and consideration he	erein expressed.

	GIVEN under my hand and sea	al of office this
maxine Brown	G day of Gerson	
ary Public for the State of Texas		,

Note my commission expires 4-15-85

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal survey at an actual and accurate survey of the

Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS

COUNTY OF ROCKWALL Before me, the undersigned Notary Public, in and for the State of Texas, on this day persual appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office this

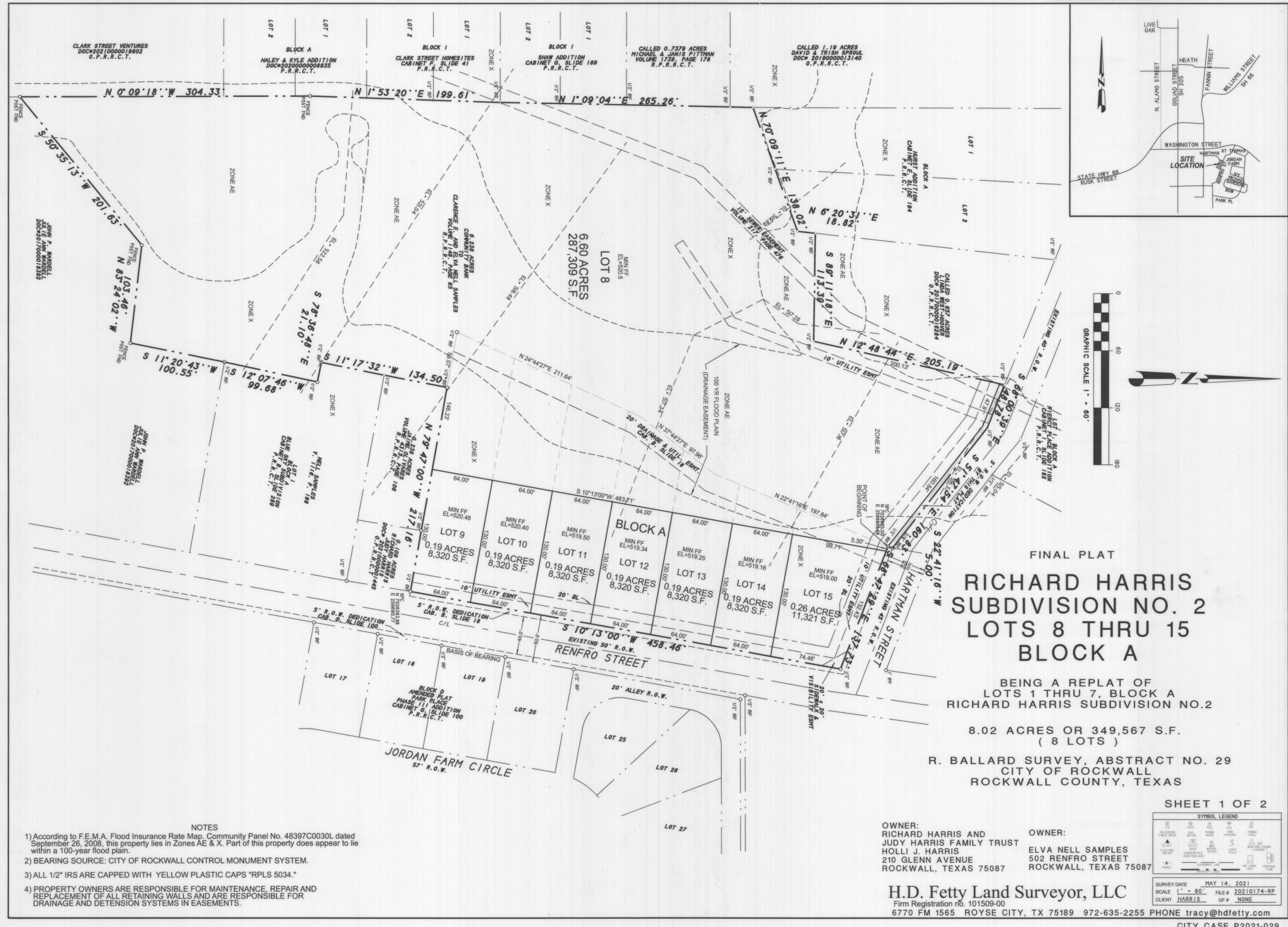
C_{2}	day of
Notary Public for the State of Texas	
My commission expires 4-15-85	•
RECOMMENDED FOR FINAL APPROVAL	
Mare Galber	0/14/82-
Ciry Administrator	Date
APPROVED:	114/8
Chairman Planning and Zoning Commission	Date
텔레이트 :	

BOB O. BROWN

I hereby certify that the above and foregoing plat of the Richard Harris Subdivision No. 2, to the dity of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the

WITNESS our hand this

City Secetary



OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS Richard and Judy Harris Family Trust and Holli J. Harris, and Elva Nell Samples Being the owners of a Tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of Lots 1-7, Block A, of Richard Harris Subdivision No. 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 18 of the Plat Records of Rockwall County, Texas, and a part of a 6.236 acres tract of land as described in a Warranty deed to Clarence E. Samples and Elva Nell Samples, as recorded in Volume 1146, Page 65 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line of HartmanStreet, a 45' R.O.W. at the northwest corner of Lot 1, Block A;

THENCE S. 68 deg. 47 min. 29 sec. E. along said right-of-way line, a distance of 137.73 feet to a 1/2" iron rod found for corner at the intersection of said right-of-way line with the west right-of-way line of Renfro Street, a 50' R.O.W.;

THENCE S. 10 deg. 13 min. 00 sec. W. along the west right-of-way of Renfro Street, a distance of 458.46 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 7, Block A;

THENCE N. 79 deg. 47 min. 00 sec. W. along the south line of Lot 7, a distance of 217.16 feet to a 1/2" iron rod found for corner at a corner of said Samples tract;

THENCE S. 11 deg. 17 min. 32 sec. W. a distance of 134.50 feet to a 3/8" iron rod found for corner in the east boundary of said Samples tract;

THENCE S. 78 deg. 36 min. 48 sec. E. a distance of 21.10 feet to a 3/4" iron rod found for corner;

THENCE S. 12 deg 07 min. 46 sec. W. a distance of 99.68 feet to a 1/2" iron rod found for corner;

THENCE S. 11 deg. 20 min. 23 sec. W. a distance of 100.55 feet to a fence corner post found for corner;

THENCE N. 83 deg. 24 min. 02 sec. W. a distance of 103.46 feet to a fence corner post found for corner;

THENCE S. 50 deg. 35 min. 13 sec. W. a distance of 201.63 feet to a fence corner post found for corner;

THENCE N. 00 deg. 09 min. 18 sec. W. a distance of 304.33 feet to a fence corner post found for corner; THENCE N. 01 deg. 53 min. 20 sec. E. a distance of 199.61 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 2, Block 1, Shaw Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 169 of the Plat Records of Rockwall County, Texas;

THENCE N. 01 deg. 09 min. 04 sec. E. a distance of 265.26 feet to a 1/2" iron rod found for comer at the southwest corner of Lot 1, Block A, Hurst Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 194 of the Plat Records of Rockwall County, Texas;

THENCE N. 70 deg. 09 min. 11 sec. E. a distance of 138.02 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 1, Block A, Hurst Addition;

THENCE N. 06 deg. 20 min. 31 sec. E. a distance of 18.82 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 11 min. 18 sec. E. a distance of 113.39 feet to a 1/2" iron rod found for corner;

THENCE N. 12 deg. 48 min. 44 sec. E. a distance of 205.19 feet to a 1/2" iron rod found for comer in the south right-of-way of Hartman Street;

THENCE S. 68 deg. 00 min. 39 sec. E. along said right-of-way line, a distance of 48.78 feet to a 1/2" iron rod found for corner;

THENCE S. 51 deg. 47 min. 54 sec. E. along said right-of-way line, a distance of 160.83 feet to a 3/8" iron rod found for corner;

THENCE S. 22 deg. 41 min. 16 sec. W. a distance of 5.00 feet to the POINT OF BEGINNING and containing 349,567 square feet or 8.02 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owners of the land shown on this plat, and designated herein as RICHARD HARRIS SUBDIVISION NO. 2, LOTS 8 THRU 15, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in RICHARD HARRIS SUBDIVISION NO. 2, LOTS 8 THRU 15, BLOCK A have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain
- The developer shall be responsible for the necessary facilities to provide drainage terms and drainage controls such that properties within the drainage area are not adv affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress nawments as the work progresses in making such improvements by making certified requisitions to payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

Filed and Recorded Official Public Records Jennifer Fogg, County Clerk Rockwall County, Texas 05/16/2022 09:34:37 AM \$100.00 20220000010966

Junger Dags

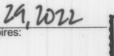
HOLLI J. HARRIS Pell Lamples

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Richard Harris known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 29 day of

Oct 29,2022



LINDA SANDHOFF My Notary ID # 5161246 Expires October 29, 2022

LINDA SANDHOFF

My Notary ID # 5161246

Expires October 29, 2022

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Holli J. Harris known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this 29 day of 2001

STATE OF TEXAS COUNTY OF ROCKWALL

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Elva Nell Samples known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of ___

LINDA SANDHOFF My Notary ID # 5161246 Expires October 29, 2022 SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISION

APPROVED

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 13 day of May

Conywilliam, PE



FINAL PLAT

RICHARD HARRIS SUBDIVISION NO. 2 LOTS 8 THRU 15 BLOCK A

BEING A REPLAT OF LOTS 1 THRU 7, BLOCK A RICHARD HARRIS SUBDIVISION NO.2

8.02 ACRES OR 349,567 S.F. (8 LOTS)

R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST HOLLI J. HARRIS 210 GLENN AVENUE ROCKWALL, TEXAS 75087

Firm Registration no. 101509-00

OWNER:

ELVA NELL SAMPLES **502 RENFRO STREET** ROCKWALL, TEXAS 75087

SURVEY DATE MAY 14. 2021

SCALE 1 - 60 FILE # 20210174-RP CLIENT HARRIS GF# NONE

TELEVISION CABLE RISER

ELECTRIC METER

H.D. Fetty Land Surveyor, LLC 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 2 OF 2 SYMBOL LEGEND

PHONE

FIRE